

Unit 7720 NW 50th St # 306 - Cascades of Lauderhill (7710 - 7900)

7720 NW 50th St # 306 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

Unit Information

MLS Number:	A11673717
Status:	Active
Size:	796 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Other Parking
View:	
List Price:	\$200,000
List PPSF:	\$251
Valuated Price:	\$172,000
Valuated PPSF:	\$216

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	492
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

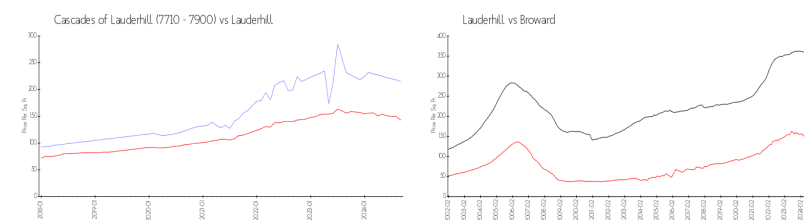
Campbell Property Management - Emergencies (954) 739-1600
Property Manager (954) 739-1600
thenry@campbellproperty.com
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cascadesoflauderhill@gmail.com

<https://www.cascadesoflauderhill.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	796 sq ft	Sep 2024	\$190,000	\$239
301	956 sq ft	Sep 2024	\$210,000	\$220
401	1,040 sq ft	Jun 2024	\$208,000	\$200
210	1,040 sq ft	May 2024	\$210,000	\$202
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223

Market Information



Cascades of Lauderhill (7710 - 7900):	\$215/sq. ft.	Lauderhill:	\$143/sq. ft.
Lauderhill:	\$143/sq. ft.	Broward:	\$339/sq. ft.



Inventory for Sale

Cascades of Lauderdale (7710 - 7900)	2%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cascades of Lauderdale (7710 - 7900)	66 days
Lauderhill	78 days
Broward	74 days